

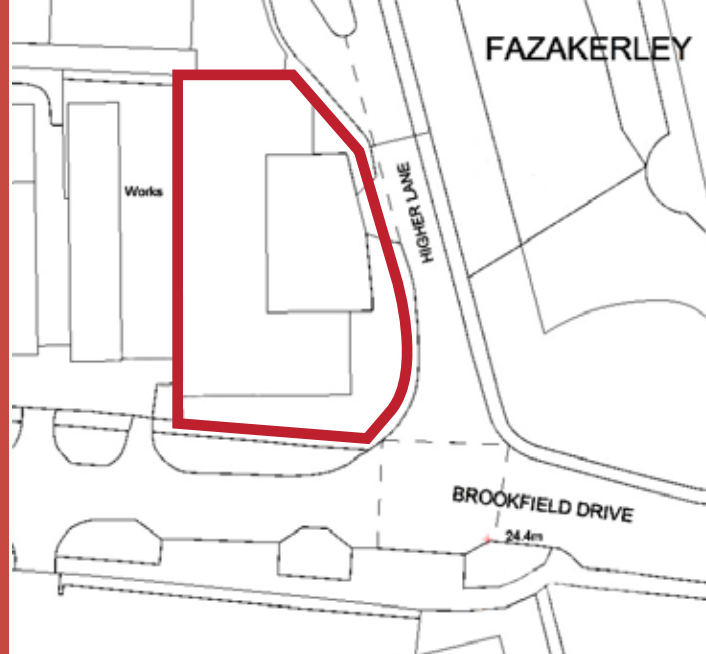
Higher Lane
Off Brookfield Drive
Aintree Industrial Estate L9 7AU



for sale to let

Modern Warehouse & Offices

10,444 sq ft (970 sq m) plus yard



LOCATION

The property is situated on the Aintree Industrial Estate at the junction of Brookfield Drive and Higher Lane.

RENT

£65,000 per annum exclusive

PRICE

£750,000

DESCRIPTION

The property comprises an impressive factory warehouse complex with a feature two storey offices section within. The warehouse and offices are fitted out to a high specification. Outside there is a good sized yard with adequate room for car parking

Higher Lane
Off Brookfield Drive, Higher Lane
Aintree Industrial Estate L9 7AU



ACCOMMODATION

The approximate gross internal areas are as follows:-

| Description | Imperial | Metric |
|---------------------|---------------------|-----------------|
| Warehouse | 8,042 sq ft | 747 sq m |
| First Floor Offices | 852 sq ft | 79 sq m |
| Mezz | 1,550 sq ft | 144 sq m |
| Total | 10,444 sq ft | 970 sq m |

RATING

Rateable Value To be Confirmed
Rates Payable 23/24 To be confirmed

EPC

The property has an EPC rating of D1

VAT

VAT is payable on the rent and other outgoings:-

LEGAL COSTS

Each party to pay their own legal costs.



FURTHER INFORMATION

Contact Roy Backhouse

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